

# \$374,900 - 420, 345 Rocky Vista Park Nw, Calgary

MLS® #A2232344

**\$374,900**

2 Bedroom, 2.00 Bathroom, 892 sqft

Residential on 0.00 Acres

Rocky Ridge, Calgary, Alberta

Welcome to this immacuately kept 2 bedroom, 2 bath condo located NW corner on the top floor in the very desirable complex of "The Pavilions at Rocky Ridge", surrounded by green space and looking out to the open grassy berm. To the front of the building is a pond, walking paths & areas to sit & enjoy nature or use the sports courts. This home has a spacious front entrance with large coat closet and open floor plan with plenty of sunlight streaming through the expansive windows. The window over the sink allows for an airy feeling for the very functional kitchen with spacious eating area. The great room features a corner gas fireplace & vaulted ceiling with fan. The bedrooms are on separate sides of the unit. The 4 piece main bath is adjacent to the bedroom & the primary bedroom looks out to the green space, has a 3 piece ensuite and walk-in closet. The balcony opens off the great room, perfect for summer relaxation and evening barbecues. There is a large storage locker located on the deck. The laundry room offers additional storage and is conveniently located off the kitchen. The HOA amenities for this bldg. are on the parking level and include a theater room, exercise room, games room, meeting rooms, library and onsite hair salon. All this for your enjoyment, plus only a short walk to the LRT station and quick access to main roadways. You will be impressed!

Built in 2003



## Essential Information

MLS® #	A2232344
Price	\$374,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	892
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	420, 345 Rocky Vista Park Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 5K6

## Amenities

Amenities	Elevator(s), Fitness Center, Park, Parking, Recreation Room, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Recreation Facilities, Storage, Vaulted Ceiling(s)
Appliances	Built-In Electric Range, Dishwasher, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

**Exterior**

Exterior Features	Balcony, Playground, Storage
Construction	Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	7
Zoning	M-C2 d158
HOA Fees	25
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.